

AGENDA
ZONING REVIEW BOARD
September 1, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-05-65-An Ordinance to rezone the portion of the property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** that is zoned R-4 (Single Family Residential) District to the O-I (Office Institutional) District) and for other purposes. Land Lot 174. 14th District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD
NPU-J **DEFERRAL** COUNCIL DISTRICT 3
STAFF RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005
ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

U-05-22- An Ordinance to issue a Special Use Permit for a Nursing Home/Rehabilitation Center (Section 16-10.005 (1) (e) property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** Land Lot 174. 14th District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD
NPU-J **DEFERRAL** COUNCIL DISTRICT 3
STAFF RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005
ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

Z-05-66-An Ordinance to rezone from the I-1 (Light Industrial) District to the R4-A (Single-Family Residential) and HD-20-I (Adair Park Historic District) District property located at **652 Shelton Avenue S.W.**, Land Lot 107. 14th District, Fulton County, Georgia.

BY: COUNCILMEMBER CLETA WINSLOW
NPU-V **NOT ON THE AGENDA IN TIME** COUNCIL DISTRICT 4
STAFF RECOMMENDATION APPROVAL
ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

Z-05-78-An Ordinance to rezone from the LW (Live Work) District to the MRC-3 (Mixed Residential Commercial-multifamily residential, eight-story, zero-lot line multifamily dwellings, property located at **544 N. Angier Avenue, N.E.**, fronting 238.43 feet on the southwesterly side of N. Angier Avenue, beginning at the northwest corner of Dallas Street. Depth: varies. Area: approximately 1 acre. Land Lot 14. 14th District, Fulton County, Georgia.

OWNER: DOBBS LANDING LLC.
APPLICANT: BRUCE DOBBS
NPU-M **DEFERRAL** COUNCIL DISTRICT 2
STAFF RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005
ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

DEFERRED CASES:

U-04-25-An Ordinance granting a Special Use Permit for a Recreational Facility (Section 16-08.005(1)(j)), property located at **89 William H. Borders Drive**, fronting approximately 325 feet on the westerly side of William H. Borders Drive, beginning approximately 262 feet north of the intersection of William H. Borders Drive and Decatur Street. Depth: varies. Area: 1.352 acres. Land Lot 45, 14th District, Fulton County, Georgia.

OWNER: THE SALVATION ARMY, A GEORGIA CORPORATION

APPLICANT: BRENT POPE

NPU-M **NOT ON THE AGENDA**

COUNCIL DISTRICT 5

STAFF RECOMMENDATION -120 DAY DEFERRAL -JANUARY 2006

ZRB RECOMMENDATION 120 DAY DEFERRAL -JANUARY 2006

U-05-16-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-08.005 (1)(f) property located at **1115 Constitution Road, S.E.** fronting approximately 49.74 feet on the south side of Constitution Road, approximately 1029 feet to the west of Moreland Avenue. Depth: varies. Area: 409 acres. Land Lot 6, 14th District, Fulton County, Georgia.

OWNER: ELAINE WOODARD

APPLICANT: ELAINE WOODARD

NPU-Z **APPROVAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

U-05-17-An Ordinance granting a Special Use Permit for a Personal Care Home (Section 16-07.005 (1)(g), property located at **1121 Fortress Avenue, S.W.** fronting approximately 62 feet on the west side of Fortress Avenue and approximately 697 feet north of University Avenue. Depth: varies. Area: approximately .264 acres. Land Lot 74, 14th District, Fulton County, Georgia.

OWNER: TRAVIS SCOTT-TATUM

APPLICANT: TRAVIS SCOTT-TATUM

NPU-V **DEFERRAL FOR 30-DAYS** COUNCIL DISTRICT 4

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

U-05-20-An Ordinance granting a Special Use Permit for a Church (Section 16-06.005 (1)(c) property located at **695-712 Hamilton E. Holmes Drive, N.W.** fronting approximately 287 feet on the east side of Hamilton E. Holmes Drive, approximately 427 feet on the north side of Woodrow Street and approximately 441 feet on the south side of Rockwood Avenue. Property is located at the northeast intersection of Hamilton E. Holmes Road and Woodrow Street and the southeast intersection of Rockwood Avenue and Hamilton E. Holmes Road. Depth: varies. Area: 3.378 acres. Land Lot 208, 14th District, Fulton County, Georgia.

OWNER: GREATER FAIR HILL BAPTIST CHURCH

APPLICANT: GREATER FAIR HILL BAPTIST CHURCH

BY: HAKIM HILLIARD, ESQ.

NPU-J **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

Z-04-155- An Ordinance to rezone property from the I-1 (Light Industrial) District to the MRC 3 (Mixed Residential Commercial District), property located at **695 North Avenue, N.E.** fronting approximately 177 feet along the south side of North Avenue and approximately 610 feet along the northeasterly side of North Angier Avenue. Depth: varies. Area: approximately 1.64 acres. Land Lot 18, 14th District, Fulton County, Georgia.

OWNER: DEAN RIOPELLE

APPLICANT: SIERRA CONTRACTING

BY: LAWTON JORDAN, AGENT

NPU-M **APPROVAL** COUNCIL DISTRICT 2

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

Z-05-13- An Ordinance to amend Section 16-28A.004 of the Sign Ordinance of the City of Atlanta for the purpose of changing the definition of building signature signs so as to not allow parking decks to be counted in the height of the building and for other purposes.

BY: COUNCILMEMBER HOWARD SHOOK

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION APPROVAL

Z-05-34- An Ordinance to rezone from the R-5 (Single Family Residential) District and HD20K (Grant Park Historic District) District to the PD-H (Planned Development-Housing) District and HD20K (Grant Park Historic District) District, property located at **848 Confederate Avenue, S.E. (rear).** Property has no frontage on a public right-of-way, accessible via a private 10 feet wide alley located approximately 99 feet south of Delmar Avenue. Property located at the dead end of the alley. Depth: varies. Area: 1.05 acres; Land Lot 22, 14th District, Fulton County, Georgia.

OWNER: CHARLES B. WOOD

APPLICANT: ROBERT REED

NPU-W **DEFERRAL FOR 30-DAYS** COUNCIL DISTRICT 1

STAFF RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

ZRB RECOMMENDATION 30 DAY DEFERRAL-OCTOBER 2005

Z-05-39 – An Ordinance to rezone from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **205, 225 and 237 Harlan Road, S.W.,** fronting approximately 716 feet on the west side of Harlan Road. Depth: varies. Area: 15.206 acres. Land Lots 212 and 237, 14th District, Fulton County, Georgia.

OWNER: HALPERN ENTERPRISES, INC./RICHARD J. GARBER

APPLICANT: PROPERTY SPECIALIST, INC.

NPU-I **APPROVAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION APPROVAL CONDITIONAL

ZRB RECOMMENDATION APPROVAL CONDITIONAL

AGENDA
ZONING REVIEW BOARD
SEPTEMBER 1, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

Z-05-62-An ordinance to rezone property from the R-4A (Single family Residential) District to the C-1 (Community Business) District, property located at **2000-2015 Bolton Road, N.W.** fronting approximately 400 feet on the north side of Bolton Road. Depth: varies. Area: approximately 2.781 acres. Land Lots 252 and 256, 17th District, Fulton County, Georgia.

OWNER: ALAN JOEL

APPLICANT: ALLEN HOSS

NPU-D **DEFERRAL**

STAFF RECOMMENDATION

ZRB RECOMMENDATION

COUNCIL DISTRICT 9

60 DAY DEFERRAL-NOVEMBER 2005

60 DAY DEFERRAL-NOVEMBER 2005

END OF AGENDA